

Energy performance certificate (EPC)

Unit 4, West Way Bank Top Industrial Estate St. Martins OSWESTRY SY10 7HE	Energy rating	Valid until: 18 June 2028
	D	Certificate number: 0491-2558-4630-2200-7803

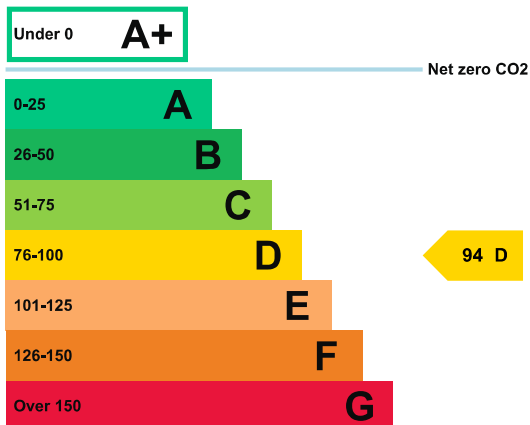
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

75 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	58.73
Primary energy use (kWh/m ² per year)	347

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0250-7924-0448-8260-5014\)](/energy-certificate/0250-7924-0448-8260-5014).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ieuan Stevens
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
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Assessor's ID	STRO002630
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Telephone	0330 124 9660
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Email	certification@stroma.com
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About this assessment

Employer	Dragon Energy
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Employer address	31 Cae Crwn, Machynlleth SY20 8HG
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Assessor's declaration	The assessor is not related to the owner of the property.
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Date of assessment	22 May 2018
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Date of certificate	19 June 2018
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Energy performance certificate (EPC) recommendation report

Unit 4, West Way
Bank Top Industrial Estate
St. Martins
OSWESTRY
SY10 7HE

Report number
0250-7924-0448-8260-5014

Valid until
18 June 2028

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Consider installing a ground source heat pump.	High

Property and report details

Report issued on	19 June 2018
Total useful floor area	113 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.4.b, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Ieuan Stevens
Employer's name	Dragon Energy
Employer's address	31 Cae Crwn, Machynlleth SY20 8HG
Assessor ID	STRO002630
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
